

# Exhibit 4

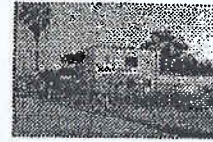
Scott Bell - Coldwell Banker Commercial NRT

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### 8619 New York Ave - Arnies Mini Storage

Hudson, FL 34667 - Pasco County Ind Submarket  
Sale on 05/20/2005 for \$1,400,000 (\$34.48/SF) - Research Complete  
40,605 SF, Class C Self-Storage Building Built In 1987



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#### sale transaction

map/aerial

#### main contacts

Recorded Buyer: **Charles T Winheim**  
8619 New York Ave  
Hudson, FL 34667  
(727) 862-6016

#### property demographics

#### contacts analytic

#### images tenant

Recorded Seller: **Wolfies Inc**  
8619 New York Ave  
Hudson, FL 34667  
(813) 309-8045  
Seller Contact: **Brian Wolfe**

#### transaction details

Sale Date: **05/20/2005**  
Sale Price: **\$1,400,000 - Confirmed**  
Asking Price: -  
Price/SF: **\$34.48**  
Price/AC Land Gross: **\$441,640.38 (\$10.14/SF)**  
Percent Leased: -  
Buyer Cap Rate: -  
Sale Conditions: -  
Transfer Tax: **\$9,800**

Bldg Type: **Self-Storage**  
Year Built/Age: **Built 1987 Age: 18**  
RBA: **40,605 SF**  
Land Area: **3.17 AC (138,085 SF)**

Percent Improved: **95.7%**  
Total Value Assessed: **\$1,114,584 in 2004**  
Improved Value **\$1,067,114**  
Assessed:  
Land Value Assessed: **\$47,470**  
Land Assessed/AC: **\$14,974**

Financing: **Lender Not available**

Crane: -  
Column Spacing: -  
Levelators: **None**  
Drive Ins: -  
Rail Spots: **None**  
Zoning: **C2, County**

Stories: **1**  
Ceiling Height: -  
Cross Docks: -  
Loading Docks: **None**  
Const Type: -  
Sprinklers: -  
Rail Line: **None**

Legal Desc: **Lot 5, Blk 2, Gulf Coast Acres Unit 4, Plat Bk 5 Pg 87**  
Parcel No: **23-24-16-0060-00200-0050**  
Document No: **6394-0999**

#### transaction notes

**Wolfies Inc c/o Brian Wolfe**

- \* **Number of Units:** The buyer confirmed that there are 300 storage units.
- \* **Market Time:** The buyer confirmed that the property was not on the market at the time of the sale; the buyer approached the seller directly.

My Notes:

My Docs: **NONE**

#### research & sources

CoStar Research: **Deepa Parija**  
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(888) 265-1364 fax

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